



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: PP-1415-3

File ID: PP-1415-3

Type: Preliminary Plat

Status: Non-Consent Items

Version: 1

Reference: Item No. 43

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 08/19/2014

File Name: Box Acres Preliminary Plat

Final Action:

Title: CONSIDERATION OF A PRELIMINARY PLAT FOR BOX ACRES ADDITION, FORMERLY TRACT B OF ALEXANDER ACRES CERTIFICATE OF SURVEY. (GENERALLY LOCATED ON THE NORTH SIDE OF WEST FRANKLIN ROAD APPROXIMATELY ONE-THIRD MILE EAST OF 24TH AVENUE N.W)

Notes: ACTION NEEDED: Motion to approve or reject the preliminary plat for Box Acres Addition, formerly Tract B of Alexander Acres Certificate of Survey.

ACTION TAKEN: _____

Agenda Date: 10/28/2014

Agenda Number: 43

Attachments: Location Map, Box Acres Preliminary Plat, Staff Report, Transportation Impacts, Predevelopment Summary, Greenbelt Comments Box Acres.pdf, 9-11-14 PC Minutes - Box Acres Addition

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council	10/28/2014		Pass
Action Text: A motion was made by McCarty, seconded by Gasaway, that this Preliminary Plat be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 10/28/2014. The motion carried by the following vote:							

Text of Legislative File PP-1415-3

Body

BACKGROUND: This item is a preliminary plat for Box Acres Addition and is generally located on the north side of Franklin Road and approximately 1/3 of a mile east of 24th Avenue N.W.

Planning Commission, at its meeting of September 11, 2014, recommended to City Council that this property

be placed in RE, Residential Estates and removed from A-2, Rural Agricultural District. Also, Planning Commission recommended to City Council that the preliminary plat for Box Acres Addition be approved.

DISCUSSION: This property consists of 8.9 acres and four (4) lots. Lots 1 through 3 contain two (2) acres each, and Lot 4 contains 2.90 acres. This plat will allow one single family home on each lot. This addition is expected to generate 54 trips per day and 6 PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. (Please See Attachment A)

Box Acres is located along the north side of Franklin Road almost midway between 24th Avenue NW and 12th Avenue NW. An existing drive exists off of Franklin Road serving Lot 1, but this will be relocated to the east with a proposed public roadway serving all four lots. The relocation to the east results in improved sight distance when compared to what is available at the existing drive. Staff supports the location of the proposed public roadway intersection on Franklin Road.

Public improvements for this property consist of the following:

Fire Hydrants. Fire hydrants will be installed in accordance with approval plans. Their locations have been approved by the Norman Fire Department.

Streets. Interior street will be constructed in accordance with approved plans and City paving standards for Residential Estates. Franklin Road is classified as an all weather road. In accordance with Section 19-607 of the subdivision regulations if a residential estates development does not access the section line road with private driveways from the individual lots, the development is excluded from public improvements.

Water Mains. A water main will be installed in accordance with City and State Department of Environmental Quality standards.

Public Dedications. All rights-of-way and easements will be dedicated to the City with final platting.

Limits of No Access. A note has been placed on the preliminary plat that Franklin Road will have no access from the individual lots that are backing or siding it.

Private improvements for this property consist of the following:

Sanitary Sewers. Individual sanitary sewer systems will be installed in accordance with the City and State Department of Environmental Quality standards.

STAFF RECOMMENDATION: Based upon the above information, staff recommends approval of the preliminary plat for Box Acres Addition.